

# 9306 CHANNING HILL DRIVE RUSKIN FL 33573

<https://candiscarmichael.com>



Short Sale. SHORT SALE APPROVED WITH PRICE REDUCTION - CAN CLOSE QUICKLY!!! ONLY 3 YEARS YOUNG, this 4 bedroom, 2 bath home with a WATERVIEW is ready for occupancy. Upon entering, spacious foyer with 3 bedrooms and 1 bathroom from the hallway. Open floor plan for kitchen, living room and dining area. Full home water [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1935 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8433658



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8433658>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1935 sq ft

**Year built:** 2022

**ListOfficeName:** CHARLES RUTENBERG REALTY  
INC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 6050 sq ft

**SubdivisionName:** BELMONT SOUTH PH 2F

**GarageSpaces:** 2

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## Location Details

**Township:** 31

**Elementary School:** Belmont Elementary School

**High School:** Sumner High School

**Road Surface Type:** Paved

**Middle Or Junior School:** Eisenhower-HB

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Fireplace YN:** Yes

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** In County, Sidewalk, Paved

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Washer, Water Filtration System, Water Softener, Whole House R.O. System

**Laundry Features:** Inside

**Fireplace Features:** Decorative, Electric, Insert, Living Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Public, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** BELMONT SOUTH PH 2F

**Levels:** One

**New Construction YN:** Yes

**Builder Model:** HARTFORD

**Construction Materials:** Stucco

**Property Condition:** Completed

**Parcel Number:** U-24-31-19-C5D-000023-00003.0

**Direction Faces:** North

**Builder Name:** LENNAR

**Foundation Details:** Block, Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 140

**Association Fee Includes:** Pool, Trash

**Community Features:** Community Mailbox, Deed Restrictions, Dog Park, Park, Playground, Pool, Tennis Court(s)



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## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 3410

**Tax Lot:** 3

**Tax Annual Amount:** \$4,271

**Tax Legal Description:** BELMONT SOUTH PHASE  
2F LOT 3 BLOCK 23

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## Green Building Info

**Green Energy Generation:** Solar

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x17	First	17	12
Kitchen	11x16	First	16	11
Living Room	14x23	First	23	14
Bedroom 2	11x13	First	13	11
Bedroom 3	10x10	First	10	10
Bedroom 4	13x12	First	12	13
Laundry	6x6	First	6	6
Primary Bathroom	12x9	First	9	12

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Dog Park, Park, Playground, Pool, Tennis Court(s)

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Public, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Washer, Water Filtration System, Water Softener, Whole House R.O. System

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Features:** Built-in Features, Ceiling Fans(s), Decorative, Electric, High Ceilings, Insert, Kitchen/Family Room Combo, Living Room, Open Floorplan, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** Yes

**Exterior material:** Stucco

**Parking:** Driveway, Garage Door Opener

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only, Call Listing Agent, See Remarks, ShowingTime



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